



1,650 SF

Little Caesars

B&B INSURANCE

Sal Flors  
SALT LAKE CITY

# Monarch Meadows

5069 W. 13400 S. | RIVERTON, UTAH 84096

## CONTACT US

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## RETAIL SPACE AVAILABLE

This premier neighborhood retail opportunity offers 1,650 SF of highly visible space at one of the busiest intersections in the city located directly across from one of the highest-performing Walmart locations in the state. With exceptional traffic counts, unmatched street frontage, and constant consumer flow from surrounding residential growth and regional draw, this location delivers exposure that simply cannot be replicated.

1,650 SF

\$30.00/SF (NNN)

\$7.50 NNN rate

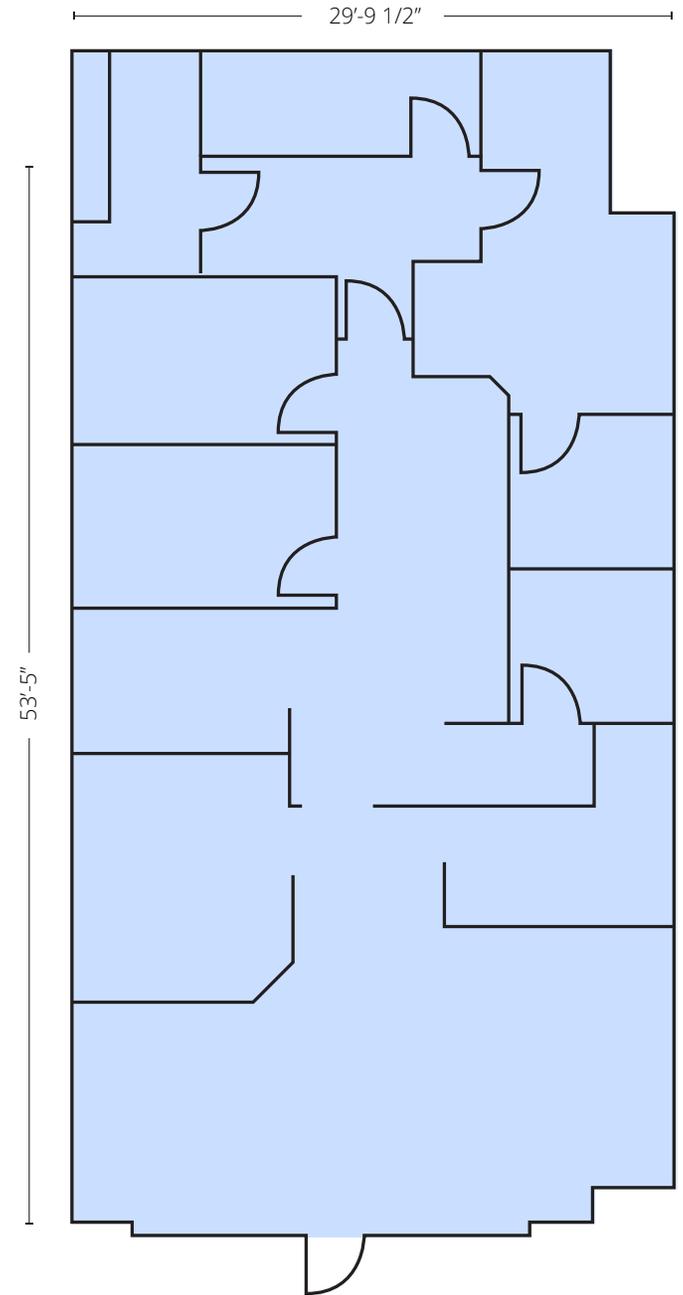
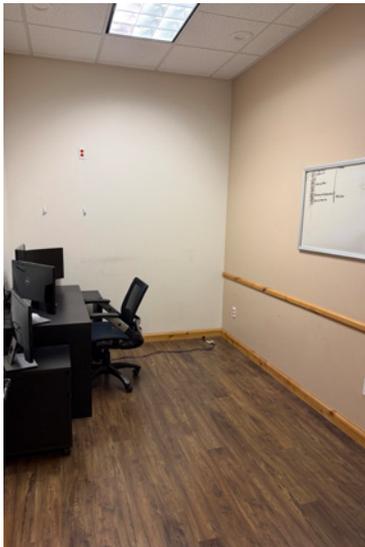
## Property Highlights

- Highly visible building/monument signage rights
- Ample parking
- FF&E negotiable
- Over 100 amenities and services within a 2 mile radius
- Within minutes of Bangerter Highway & Mountain View Corridor

# Floor Plan

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■ 1,650 SF



# Demographics

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## KEY POINTS 3 MILES



**109k+**

Population  
(2025)



**4.7%**

Population Growth  
2025-2030



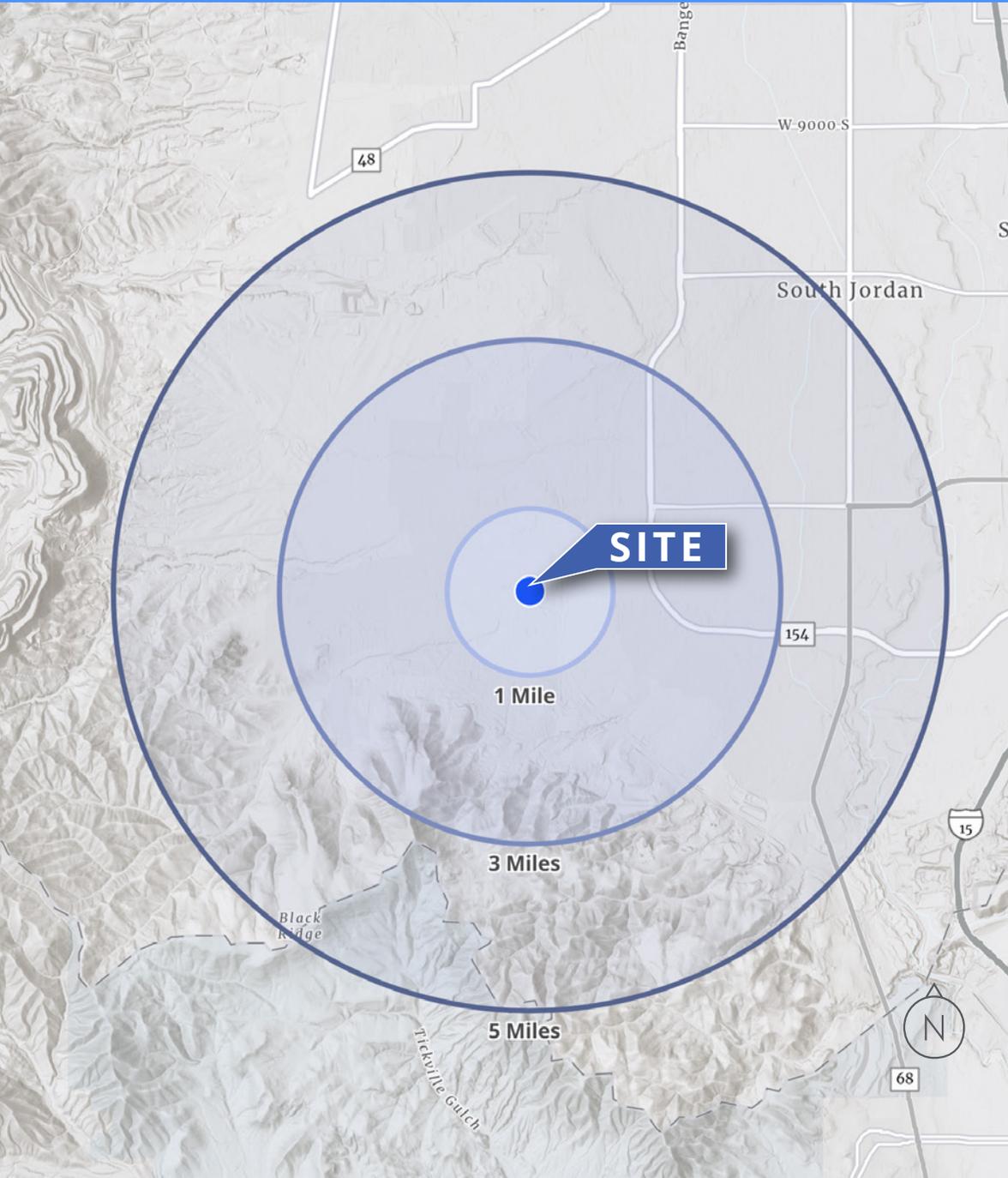
**29.8**

Median Age



**\$153k+**

Average Household  
Income



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated	20,431	109,370	187,275
2030 Projected	21,230	114,487	194,680
<b>Households</b>			
2025 Estimated	6,099	31,954	55,916
2030 Projected	6,515	34,269	59,589
<b>Income</b>			
2025 Median HHI	\$121,051	\$128,159	\$132,628
2025 Average HHI	\$138,234	\$153,246	\$159,750
2025 Per Capita	\$40,858	\$44,627	\$47,845

Information provided by ESRI Business Analyst



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